

AN ORDINANCE

AMENDING THE CHARLESTON COUNTY COMPREHENSIVE PLAN, MAP 3.1.15, PARKERS FERRY COMMUNITY OVERLAY ZONING DISTRICT, TO AMEND THE ZONING AND FUTURE LAND USE DESIGNATION FOR THE REAL PROPERTY LOCATED AT 7674 SAVANNAH HIGHWAY, PARCEL IDENTIFICATION NUMBER 121-00-00-047, FROM THE “RESIDENTIAL AREA” TO THE “COMMERCIAL AREA”.

WHEREAS, the Charleston County Comprehensive Plan 10-Year Update adopted on October 9, 2018, by Ordinance No. 2034, as amended, includes a Zoning and Future Land Use Designation of “Residential Area” for Parcel Identification Number 121-00-00-047; and

WHEREAS, the property owner of Parcel Identification Number 121-00-00-047 has made an application to amend the Comprehensive Plan to indicate a Zoning and Future Land Use Designation of “Commercial Area” for Parcel Identification Number 121-00-00-047; and

WHEREAS, the application has been reviewed by Charleston County staff and has been found to be complete and in proper form; and

WHEREAS, the Charleston County Planning Commission (“Planning Commission”) has reviewed the application and adopted a resolution, by majority vote of the entire membership, recommending that Charleston County Council (“County Council”) approve the application based on the procedures established in State law and the Approval Criteria of Article 3.2 of the Charleston County Zoning and Land Development Regulations Ordinance; and

WHEREAS, upon receipt of the recommendation of the Planning Commission, County Council held at least one public hearing and after close of the public hearing, County Council approves the proposed amendments to the Comprehensive Plan;

NOW, THEREFORE, BE IT ORDAINED, by County Council of Charleston County, South Carolina, in meetings duly assembled, as follows:

SECTION I. FINDINGS INCORPORATED

The above recitals and findings are incorporated herein by reference and made a part of this Ordinance.

SECTION II. MAP AMENDMENT TO THE COMPREHENSIVE PLAN

The Charleston County Comprehensive Plan is hereby amended and made part of this Ordinance at the following document location: Map 3.1.15, Parkers Ferry Overlay Zoning District, to indicate the zoning and Future Land Use designation of TMS 121-00-00-047 from the “Residential Area” to the “Commercial Area,” which is shown on Exhibit A attached hereto and made a part of this Ordinance by reference.

SECTION III. SEVERABILITY

If, for any reason, any part of this Ordinance is invalidated by a court of competent jurisdiction, the remaining portions of the Ordinance shall remain in full force and effect.

SECTION IV. EFFECTIVE DATE

This Ordinance shall become effective immediately upon its approval following third reading by the County Council.

ADOPTED and APPROVED in meeting duly assembled this 22nd day of September, 2020.

CHARLESTON COUNTY, SOUTH CAROLINA

By: _____
J. Elliott Summey
Chairman of Charleston County Council

ATTEST:

By: _____
Kristen L. Salisbury
Clerk to Charleston County Council

First Reading: August 11, 2020
Second Reading: September 8, 2020
Third Reading: September 22, 2020